HOW THEY GATHER A LIVING FROM THE CLIFFS.

Different Methods Employed by the Cragsmen in Collecting Birds and Eggs The Dangers of Their Occupation. and Their Courage and Foothardiness.

Bird catching as it is carried on in the Faroe Islands may be said to be absolutely unique On some of the islands it constitutes, even at the present day, a principal source of living for the people. Such, for instance, says Forest and Stream, is the case on Dimurr and on Mikines, where some thirty families dwell; 80,000 puffins beeiges other birds and many hundreds of gannets being annually taken.

Of the twenty-four islands of which Faroe consists only those as a rule which have one or more sides facing the open possess perpendicular cliffs. Some these are barren and useless, there being no shelves and ledges upon which the birds can lay their eggs; others are more or less so from having been severely harried. But the real bird cliff swarms with life from top to bottom, and with their grand surroundings and their myriads of inhabitants filling the air they present an attractive spectacle.

What may be described as real bird cliffs are the precipitous rocks interspersed with steep slopes of greensward, undaland, as it is called, where the puffins

One cannot but admire the daring and courage of the islanders, when, hanging by a rope, they carry on their work on the face of the precipices; and again when, having unfastened the line from the body. they climb from ledge to ledge over intervening spaces where there is barely foot-To this apparently somewhat foolhardy mode of procedure, however, comparatively few accidents by falling are due, and especially is this the case in connection with faste, that is, firm rock, or clift of a secure character. The iose is, of course, less reliable, but the accomplished cragsman, when being let down by the rope, will always note the more uncertain protuberances and stones, and kick them away on his downward progress.

Should he not take this precaution there is always the danger that the friction of the line after he has passed may have the effect, and he may be killed by the falling debris. And so when clambering without a rope he must advance with the greatest circumspection. An entirely different matter is the disruption arising from natural causes. A portion of rock may be looked upon with suspicion and avoided in consequence, but it may nevertheless remain in its place for hundreds of years; while on the other hand, a mass considered perfeetly safe may come away any day with-

out warning; On the bird cliffs the grass quickly taket root on the slopes which diverge slighly from the slopes which diverge slighly from the perpendicular, and soil accumulates rapidly around it. When this has attained a certain depth the puffins come, make their holes, and take up their abode in it. When these have entered into complete possession, the cragsmen come, one or more in company. Quietly they set about their work, capturing one bird after the other by thrusting their arms into the holes, seizing them upon the nests and pulling them forth. This loosens the soil and puts it in motion and instinctively the men seize hold of the grass; but if the whole mass has been detached, they are hopemen seize hold of the grass; but if the whole mass has been detached, they are hopelessly lost—a whizz through the air and the brave cragsmen have performed their last journey. Again the soil accumulates in the same spot, again come the puffins and build, and again come the cragsmen, and again the same story of disaster and death is repeated. The more uneven such a place and the greater number of irregularities which it possesses the better of which it possesses the better of is the hold which the soil takes

and the safer the lundaland becomes.

Before describing the various methods of capture, it may be well to examine the bird cliff and its inhabitants. We begin from the foot, where the cormorants, the shags, the black guillemots and the auks sit; only the two last named really belong to the cliff; the others have their nests elsewhere. Ten or fifteen fathoms above the nest and unward—well clear at any rate where. Ten or inteen fathoms above the water and upward—well, clear at any rate of the seas, which in summer even in stormy weather never attain the height they do in winter—there are the breeding places of the guillemots, the most important and characteristic of the Farce cliff birds. They have been above before a bodes in bundreds of thous. take up their abodes in hundreds of thousands upon the ledges of rock, and there each lays its single egg, with the pretty green ground color and the black spots. The eggs, of which two are never found together, are exactly alike, and according to the cragsmen they are so strong that if one falls sharp end first from the cliff into a boat it will make a hole in the boat rather than break.

The guillemots place their eggs far back on the ledge, close to the perpendicular rock, and they sit with their backs toward the sea, thus presenting the appearance of a black line. The younger and non-breed-ing individuals on the other hand sit further out on the ledge, facing seaward, and forming a white line. Upon small and narrow shelves amid the guillemot colories are the breeding places of the kittiwake. It is not much sought after on the real bird cliffs, where it does not occur in such large numbers as on a tract of rock inhabited by this recipe of guillenly. Its chible qualities species of gull only. Its edible qualities, moreover, are not good, and it builds singly, which renders its capture troublesome. Neither is it a welcome guest on the bird rock, where it has a tendency to expel the guillemots by taking possession of their

breeding places.

Then there are the auks, building singly all about the cliff in holes and depressions. Along with the guillemots they belong to the black-footed kind, and are not included in the division of the spoil, becoming, according to ancient custom, the property of the individual captor. The fullmar, which is a comparatively new visitor to of the individual captor. The indimar, which is a comparatively new visitor to these parts, as it only put in an appearance about a generation ago, has its breedin places on the upper part of the cliff, which was formerly unoccupied by the other birds, on account, no doubt, of the inconvenience attaching to ascending so high. When the fullmars came they found the When the fulmars came they found the lower portions of the rock occupied, and they were therefore obliged to be content with the upper story, so to speak. There would appear to be a continuous immigration of these birds, as, although each lays only one eag they are increasing rapidly. only one egg, they are increasing rapidly in numbers, and in all likelihood they will shortly dispossess the guillemots, to a great extent, of their breeding places—to the dis-

gust of the owners of the cliffs.

We now leave the rocky cliff in order to investigate the lundaland. It gleams white everywhere, as if strewn with snowballs; and this effect is produced by the white breasts of the puffins that sit there looking out to the see Everywhere the green. out to the sea. Everywhere the green sward is pierced with their holes—furnished frequently with two openings, some them as much as six feet deep. At the bottom of the hole in a nest, constructed of a little dry grass and a few old feathers, uffin lays its single insignificant looking egg, grayish white in color. It is about as big as a h 's, although the bird itself is little large than a pigeon. The guille-mots and rues, too, both of which lay on

on to, but in this respect they are better than the guillemots, which are even more

How near to death the Farcese cragsman knows himself to be when engaged in his dangerous employment, appears from the fact that it used to be the custom—and in some places remains so still-for him, be

rome places remains so still—for him, before starting on rn expedition, to bid farewell to all his friends.

When preparations are being made for such an excursion, which may entail a stay among the cliffs of some fourteen days, it is interesting to observe with what keeness the boys who are going for the first. ness the boys who are going for the first time enter into all the details, seeing carefully to their poles, nets, &c. Where the bird rock is on the same island and not at any very great distance from the village a boat is not usually employed, but as a rule

boat is not usually employed, but as a rule it is necessary.

To see an accomplished cragsman swing himself in on to one of the terraces beneath some huge overhanging mass when the line has been paid out some 126 fathoms or more is a wonderful sight. With the mighty precipice overhead and the roar of the turbulent waters beneath, surrounded by thousands of birds, all uttering their wild ories, he swings in toward the rock and out again, without once revolving, until he can reach and throw himself on to the ledge. When he has obtained a foothold he gives his companions on the edge of the cliff above notice to ease off by jerking at the thin cord which connects him with them; then he detaches the rope from his body, hauls in a lot of slack and makes the end fast. After that he sets to work upon the ledge, which is often very narrow and contracted. Time after time the rut is filled with birds; and both hands not being always available to apply the fatal always available to apply the fatal squeeze, his teeth sometimes are used. If the weather permit, a boat lies beneath ready to pick up the victims as they are thrown over, or the cragsman attaches them to his reserve and taken.

ready to pick up the victims as they are thrown over, or the cragsman attaches them to his person and takes them with him when he leaves. When ready to ascend he gives another jerk or two to the thin cord; a few pulls from above and the rope is drawn tight; another and the cragsman is again swinging out in midair on his way to the brink of the precipice above.

As an example of the foolhardiness which is sometimes shown by the bird catchers, the following may be told: A cragsman had swung off, had landed upon a ledge and was busily employed with his net, when, to his horror, he saw the rope, his only means of escape, hanging out beyond the reach of his pole. By some mischance his end had become detached. After a moment's thought he concluded to chance it, bounded off the ledge and was fortunate enough to regain hold of the rope; up this he climbed until he reached the face of the cliff, by thrusting his feet against which be obtained the impetus necessary for excepts. be obtained the impetus necessary for swinging; then he descended again, and finally succeeded in relanding on the ledge.

To ascend the high, isolated rocks both daring and dexterity are needful. Two men, attached to one another by a rope, share the labor and danger. The first who goes up is assisted by his companion, who thrusts the end of his pole into his belt; when he has attained foothold he helps up the second man with the line. In a similar manner the next ledge is attained, and so, climbing higher and higher, they take the birds on either side. This method, however, is a dangerous one, and it has happened several times that both men have fallen over, being fastened together. To ascend the high, isolated rocks both

As the population of the islands increases and extends the inhabitants of the cliffs diminish in numbers, and although the use of firearms within a couple of miles of one of the latter is forbidden by law, the birds have become more shy and difficult to take

the birds have become more sny and difficult to take.

Bird catching, however, is not of the same consequence to the inhabitants of Faroe as it used to be—not so much on account of the falling off of the stock of fowl as in the improvement in other means of livelihood. Thus the fishing, which of late years has made great strides, employs nearly all the men and yields excellent results: the fleet consists now of ploys nearly all the men and yields ex-cellent results; the fleet consists now of about 100 cutters, with crews amount-ing to 1,200 men, and 1,500 open boats, with crews of 2,000 men. Nevertheless, a very large number of birds are still captured annually, and they constitute on some of the islands a highly important article of

#### MAINE DEER HARD TO GET. The Season So Far a Poor One for the Tenderfoot Hunter.

than for several years previous No one can tell with any certainty how numerous the animals are, for all the lowlands are flooded and the wood roads are very muddy, so that the deer have taken to the high lands, where they are beyond the reach of all except the most experienced and seasoned hunters, who can endure hardships and smile at pain and uncomfortable surroundings. In short, this has thus far been a bad year for the tender foot hunter who expects to go to the woods in slippers and have the deer come out to the clearings and stand broadside while he takes aim.

It is yet too early for the big bucks to run abroad, but those hunters who have penetrated the thickets and climbed the hills to the dry lands say there are plenty of deer of both sexes. The reason why so few have been shot lies in the fact that the grassy lands near the streams where the lazy hunters have found game in former years are now inundated, and the animals

the lazy hunters have found game in former years are now inundated, and the animals have sought safety further back from the beaten paths of the hunters.

It is no longer safe to count on shooting the full quota of game from a cance. The deer in the woods are as plentiful as of old, but, not being amphibious in nature, they have gone to dryer feeding grounds, all of which are far from the cance routes.

It is said that the sales of hunters' licenses to visiting sportsmen are about as many as at this time last year, and it is thought that receipts from this source will be as much if not more than last year.

The heavy rains which have driven the deer back to the hills have made moose hunting very hard work. Moose are rather fond of the water, and most of them are now wading in the deep swamps, feeding upon aquatic grasses and lily roots, free from annoyance by hunters, for the swamps cannot be penetrated by boats and no hunter cares to swim after his game.

Small bull moose are said to be more plentiful than for thirty years, although big bulls are rather scarce.

oig bulls are rather scarce.

#### NATIONAL BEAGLE TRIALS. Fun After the Cottontails at Mineola This Week.

To-morrow and throughout the week the no-morrow and inrougnout the week the fifteenth annual field trials of the National Beagle Club of America will be on at Mineola. The headquarters of the club will be at Johren's Hotel, and the little hounds will hunt the cottontails on the Hempstead Plains and the private estates nearby, including the Whitney estate near Westbury. The advance reports are that rabbits are plentiful and good sport is expected, with a fair test of the merits of the beagles.

Among the entries are several from the packs of Samuel Frothingham of Lenox, Mass., and the Waldingfield Kennels of Ips wich, Mass. These include Frothingham's Lenox Beauty, winner of the field trial class at the Westminster Club show, and the Walat the Westminster Club show, and the Waldingfield Kennel's Oriole, second in the same class. Henry Dickson Bruns sends some beagles all the way from New Orleans. A summary of the events is:

the bare rock without making any attempt at a nest, have comparatively large eggs, about the size of a goose's.

The puffin is an interesting bird to watch, with its disproportionately large black and red striped bill, in which it can, according to the cragsmen, stow away as many as sixty of the small herring on which it feeds its young. These it arranges with the heads inside its bill and the rest hanging out, so that when they come flying home with the thin bodies of the herring fluttering in the wind, they look from a distance as if they were beards. They can walk with difficulty only. In their gait they resemble a drunken man, or a child that cannot get along without its mother's dress to hold.

#### DANNY MAHER CRITICISED. Blamed for the Defeat of Pretty Polly in France.

Danny Maher, the popular American ockey, has come in for a share of adverse criticism over his riding of Pretty Polly, the champion filly, in the Prix du Conseil Municipal at Paris, when she was beaten by Presto, a French colt. The English experts are of the opinion that Maher waited too long on the French horse and expected to smash him with a few strides when they turned into the home stretch. This the great mare failed to do, and Presto won by two and a half lengths. In all the races which Pretty Polly won previously she was taken to the front early and cut out such a pace that the others were unable to give her serious trouble at the finish. It was Pretty Polly's first defeat, if it

might be called so, but she was giving the Frenchman fourteen pounds and after a stormy trip across the Channel had only a breather or two on foreign turf. However, it is understood that the mare will not be seen in silk again this season, and she goes into winter quarters with a really phenomenal record, her aggregate since she began running being \$157,480, the result of fourteen consecutive victories. By her winnings the mare has placed Gallirule at the head of winning sires, a position which he is not likely to lose this season. How good the filly really is may be gathered sale deals as those of the Central Realty from her work in the Nassau Stakes at Bond and Trust Company, the Charles T. Goodwood. She won in a common canter with 134 pounds on her back and covered the mile and a half in 2 minutes 41 1-5 seconds. This is the same distance as the Derby, and the record is 2 minutes 40 4-5 seconds, by Volodyovski, carrying 126 pounds. There is only the difference of two-fifths of a second, and there can be little doubt that if pressed Pretty Polly could have reduced her time by a couple of seconds.

that if pressed Pretty Polly could have reduced her time by a couple of seconds.

Pretty Polly is undoubtedly the greatest mare that ever trod the English turf, greater than Virago, Achievement or Sceptre. She is owned by Major Loder and was bred at the Curragh of Kildare. She is 15.3 hands, chestnut, and is out of Admiration, by Gallinule. Admiration was bought for 510 guineas as a yearling by Major Loder on June 29, 1893, at the sale of the late Robert Peck at Newmarket. Gallinule, the sire, who is now on every man's tongue in England, was foaled in 1884, is by Isonomy, out of Moor Hen, by Hermit, out of a mare by Skirmisher, out of Vertumna, and an own sister to Ryshworth, who ran two or three great races with Belladrum. Therefore his pedigree is all that need be desired. His first appearance was in the Excelsior Breeders' Foal Stakes at Leicester the first week in April, 1886, in which he ran unplaced. The stake fell to Mr. Abington's Binder, ridden by the late Fred Archer. Gallinule did not appear again until the Kempton Park first summer meeting about the middle of July, when he was the Kempton Park first summer meeting, about the middle of July, when he was made first favorite for the Queen Elizabeth Stakes and beat three others of no particular appropriate to the content of the particular appropriate the content of the con ticular reputation.

About a week later Gallinule secured the

National Breeders' Produce Stakes at San-down Park, and in this event he beat Martley and five others by four lengths. A short time after that, in the Sandown Nursery Plate, he beat Binder, who was many lengths in front of him when he made his debut. He wound up his two-year-old season by running unplaced in the Chesterfield Nursery Handicap at Derby. Gallinule thus won three out of eight races as a two-year-old and was kept in training for three seasons more, but unfortunately never scored again. As a three-year-old he had an easy time, his first appearance being in the Leicestershire Spring Handicap, in which he started at 21 to 1 and ran unplaced; nor he started at 21 to 1 and ran unplaced; nor did he fare better in the Jubilee Stake, won by rare old Bendigo. His only other race that season was the Great York Stake, in which he lost to Panzerschiff by a neck, the pair being right away from the field. Subsequently to that race Gallinule became the property of Mr. Abington and ran seven times as a four-vear-old without any success. He was unplaced in the Jubilee, won by Minting, and also in the Wokingham Stakes, though his defeat was by no means surprising, as he was was by no means surprising, as he asked to give 26 pounds to Annamite, two years before had given him weight and Bangor. Me.. Oct. 29.—Men who have been hunting in the Maine woods this fall assert that owing to unfavorable weather conditions the deer are harder to get at than for several years previous.

We years before nad given him weight and a good beating. Abingston himself rode Gallinule in the Ovenden Plate at Brighton, but 138 pounds was too much burden and he did not finish in the money. After such a series of reverses it seemed strange but Gallinule started absolutely first for the Lincolship. Hendigen favorite for the Lincolnshire Handicap of 1889, and as usual he failed to finish in front. The Visitors Handicap, at Newmarket, was his last appearance, which he was sent to the stud. It will be which he was sent to the study. It will be seen, therefore, that Gallinule had little in his favor except his blue blood, but he is the embodiment of the moderate animal highly bred, always surer to make a suc-cessful stallion than the chance bred brilliant performer.

#### HUGE VIRGINIA BEAR KILLED. He Had Given Hunters the Slip for More Than Twenty Years.

Monterey correspondence Richmond Times-Dispatch.
The largest bear ever seen or killed in the Alleghanies within the recollection of veteran hunters was bagged on Sunday morning by Ernest Barkley, a young Nimrod of 20 years and a cripple having but one hand.

The killing of this monster occurred in what is known as the Mullenax Woods, some seven miles west of Crabbottom, on the eastern slope of the Alleghanies, and so long had this particular bruin been the quest of the mountaineer, that he had acquired a personality, and, while he was a coveted prize, the conclusion had been reached that he posbeen expressed around many a campfire dur-

ing the last quarter of a century.

The weight of the bear, after the entrails were removed, was 789 pounds. Across the ball of his foot he measured eight inches and between the ears nine inches. The pelt, when spread upon the ground, was exactly nine feet in length, and there was a streak of fat along the entire back that the men declared to be four inches thick.

The presence of a bear of any sort is something unusual even in the mountains, but here and there may be found one which bids defiance, and in his circumscribed bounds and narrowed limitations he becomes more of a nuisance than a terror. He preys upon sheepfolds throughout the mountain ranges, and when the time comes for the annual round-up it is found that sheep and lambs to the value of several hundred dollars have been killed. It was his fondness for muttons, and

his bold inroads from year to year, which engendered the feud between this big bruin and the "natives," and caused them to hunt him down. It is estimated that he had eaten this season some forty sheep, and on his last raid was traced to a dense thicket in the woods referred to. This thicket was sur-rounded by half a dozen or more men, of whom Mr. Barkiey was one. A small weil trained dog was sent in, and in due time brought the bear out close to Mr. Barkley, who was armed only with a cheap gun-a single barrel breechloading shotgun. In this he had placed a sheal filled with large shot and which he promptly lodged in the body of the brute. Enraged, it made at the body of the brute. Enraged, it made at the young hunter, who at once instituted a game of "rosebush" about a big oak tree, getting in another shell as rapidly as his hurried movement and crippled hand would admit.

Mr. Barkley does not know how often he encircled the tree, but he called manfully to his fellows as he ran, and thanks to the very short range, he was enabled to tear such a hole in his adversary with a second load that only two others had to be added as finishing touches.

## Michigan Candidate's Card.

From the Detroit Tribune.

A novel and rather "fetching" style of campaigning is that of Frank C. Cooper, Prohibition candidate for Sheriff of Kalamasoo county. He circulates a card bearing the photograph of his four lusty young sons, whom he thus introduces to the voters:

"My boys may go to ruin through the legalized saloon, by your consent, but your boys never will by my consent. saloon, by your consent, but your boys never will by my consent." Cooper's pithy platform has somewhat staggered the campaign for the rival

# SUBWAY LOT SPECULATION.

VERY UNLIKE WHAT WASLOOKED FOR FOUR YEARS AGO.

It Implies the Building of Fiat and Tenement Apartments Renting at \$12 to #45 a Month, Instead of Private Houses But It Also Means Big Land Values

The building enterprise induced by the completion of the subway is very different in character from that which was expected when the construction of the road was begun. For the great bulk of the land within walking distance of either branch of the rapid transit system uptown, it implies a rental income far beyond what could by any possibility have been anticipated four years ago. It means, con-sequently, a sharper and more rapid rise in land values and bigger chances of speculative profit.

These chances have, in the course of the

present month, attracted the capital of the strongest realty corporations in the city, corporations originally formed with a view to operating exclusively in high priced downtown property. They have given rise to a lot movement that is noteworthy as well on account of its volume of small transactions as by reason of such whole-Barney Syndicate, the United States Realty and Improvement Company and the Central Realty Company. To appreciate the bearing of this move-

ment on the prospective distribution of population, and consequently on land values, it is necessary to recall the views current four years ago as to the probable effect of the subway on the new territory that would be made available for settle It was then believed that, while Wash-

ington Heights and Harlem would be reserved to a considerable extent for apartment houses and flats, the bulk of the building there would consist of private dwelling selling at from \$15,000 to \$25,000.

That part of The Bronx traversed by the rapid transit road would be built up principally, it was thought, with two family houses and private dwellings of brick construction selling at from \$10,000 to \$12,500. A considerable proportion of frame one and two family houses was regarded as likely, but it was believed that brick construction would predominate in the immediate neighborhood of the road. Streets adapted for local trade were expected to contain four and five story flats.

The subway, in a word, was expected to encourage people of assured, though moderate, incomes to purchase and remove to inexpensive homes uptown, making room in the older districts for expansion of the tenement population. This view was undoubtedly justified by the conditions which prevailed when the contract for the construction of the road was awarded.

Owing to high land values in the older districts, the building of middle grade private dwellings had practically ceased in Manhattan. In 1900 only 112 houses intended for private occupancy were built, and their average cost apart from sites was \$35,000. On the other hand, multi-family houses had been projected in excess of existing requirements. The tenements of the lower East Side were indeed rented up to their full capacity. But the multifamily houses north of Fortieth street contained a large surplus of unoccupied living accommodations.

According to a census taken by the Board of Health in 1900, 10.66 per cent. of the dwelling space in apartments, flats and tenements in the Nineteenth ward, comprising the middle East Side, was vacant; in the Twenty-second ward, on the middle West Side, 13.28 per cent. was unoccupied, while in the Twelfth ward, which includes Harlem, 43 per cent. of the rooms in multi-family houses stood idle. Re-cent attempts to build up flat and tenement districts on a large scale in The Bronx along the Third avenue elevated, at Tremont and elsewhere, had resulted in bankruptcy to a number of prominent operators

Upper Manhattan and The Bronx were overbuilt with flats and tenements to such an extent that property there of this class was regarded as unprofitable. Under the circumstances, it was reasonable to suppose that building enterprise in the new territory along the subway would be directed mainly toward the production of inexpensive private dwellings, which could no longer be supplied in the older residence

sections. This view was supported by such practical experience as was then available. A conspicuously successful operation was being conducted by George F. Johnson & Sons adjacent to the proposed rapid transit station at Longwood and Westchester avenues, in The Bronx. They were erecting a big group of brick one and two family houses, which were finding a ready market at \$8,000 or \$10,000 to \$12,500 In Harlem, in 137th street, between Seventh and Eighth avenues, builders were erecting small private dwellings, valued at about \$20,000 each, which were similarly finding ready sale as soon as completed.

These operations, by no means isolated, were among the more noteworthy of the practical experiments which four years ago proved the existence of a genuine demand for private dwellings of moderate cost, and which tended to influence lot speculation along the subway. Speculation was confined to land advantageously located for private house building. The Charles T. Barney and other syndicates invested many millions of dollars in land on Washington Heights which was regarded as adapted for private dwellings and high grade apartments. In The Bronx the American Real Estate Company, which had previously built up Park Hill, overlooking the Hudson, purchased the Hoe and Simpson estates, adjoining the Johnson property. These operations, by no means isolated,

and Simpson estates, adjoining the Johnson property.

There was practically no movement, except in well located land supposed to suitable for improvement with one and two family houses, or, as in the case of Washington Heights, adapted for private dwellings and high grade apartments. Neighborhoods ultimately destined in common opinion for tenement house construction were neglected, and efforts to dispose of lots in the lowlands near the Lenox avenue subway resulted in failure.

Since then, however, a great change has taken place in the city's housing condition. The most urgent need now is for low priced apartments renting at \$12 or \$15 to \$25 or \$30 a month. The opening of the subway provides land on which such apartments are economically practicable. To supply this housing an unprecedented speculation in vacant lots has developed. The present speculation, unlike that of four years ago, is not restricted to choice sites. It extends over the entire territory directly.

not restricted to choice sites. is not restricted to choice sites. It extends over the entire territory directly
tributary to the subway, and includes the
swamplands of upper Hariem and the
Dyckman tract as well as the plateaus of
Washington Heights and the rolling meadows at Hunt's Point.

Nowhere in all these regions does the
present speculation contamplate private

Nowhere in all these regions does the present speculation contemplate private house building. The demand for low priced apartments is strong enough to appropriate at once all the new land within waiking distance of rapid transit. Private house building is in effect crowded out of this land. The need of inexpensive private houses is as great as ever, but it has to vield the best sites to the more urgent need for flats and tenements. The subway will, as a matter of fact, encourage private house as a matter of fact, encourage private house building, but this construction will be on

trolley lines, on the New York and New Haven and on the New York Central—in other words, on transportation connecting with the subway instead of on the subway

with the subway instead of on the sufway itself.

The bearing of the substitution of flat house for private house construction on the value of land is evident. The rental income of a typical one or two family house in The Bronx might reach \$800 or \$900 a year. Perhaps a majority of the five story flats erected this year along the subway are bringing in an annual rental of \$3,800, while occupying less ground than two private dwellings. In the past few weeks between 3,000 and 4,000 lots have changed hands on and adjacent to the Johnson tract. They will all be improved with five story flats. Four years ago it was supposed they would be used for private houses. The best of them were selling at \$1,500 each. They now bring \$6,000 aplece.

What are the causes which have brought about a change so radical in the city's housing conditions in the past four years? The answer is not far to seek. The city has grown enormously in population. It has made unprecedented progress in industry and commerce and in the accumulation of wealth. The crowding which ensued has compelled the community to accept a broader interpretation of its responsibility for the maintenance of proper vital and social conditions. The advance in each of these directions, material and humanitarian, has made encroschments on the housing occupied by the poor. Sites for

for the maintenance of proper vital and social conditions. The advance in each of these directions, material and humanitarian, has made encroachments on the housing occupied by the poor. Sites for parks, playgrounds, schools, libraries, baths bridges, railway terminals, factories and warehouses have been provided by the demolition of thousands of tenements. Meanwhile the building of new tenements has been checked by the enactment of more stringent legislation governing their construction.

It will be sufficient for the purpose of this article to note only those elements of the city's growth which have directly affected the demand for cheap multi-family houses. The expansion of industry and commerce has given rise to an unexampled demand for unskilled labor, which has induced a corresponding increase in the volume of foreign immigration. Italian immigrants in great numbers have been attracted by opportunities for employment in the building trades in local railway

volume of foreign immigration. Italian immigrants in great numbers have been attracted by opportunities for employment in the building trades, in local railway building, in harbor improvements and in publicand semi-public constructions. Municipal, Federal and great semi-public improvements affecting the city and harbor of New York were carried on which involved a total expenditure of \$700,000,000. A majority of these were started within the four year period in question, and the bulk of the common labor on all of them was performed by Italians.

Even stronger encouragement to foreign immigration was held out by expansion of the dry goods trade. The dry goods trade is the greatest single commercial industry in New York. It is the largest market of the kind in the world, equalling the combined dry goods markets of London and Manchester. The wave of prosperity which swept over the United States in the early part of the period under review reacted, creating employment for a vast army of the immigration.

reating employment for a vast army of levish immigrants. The Federal Census Bureau figures New

The Foddral Census Bureau figures New York's increase of population between 1900 and 1903 at 278,935. There is every reason to believe that this estimate is far too low, that it hardly more than represents the foreign immigration, without allowing for the growth by excess of births over deaths. According to the New York Italian Chamber of Commerce, the local Italian population has been increasing by nearly 50,000 a year. The Jewish immigration probably now exceeds that figure. Of 60,815 Jewish immigrants who arrived at our port last year, 43,263 remained in the city. Of 44,127 who came during May, June, July and August the present year, 31,889 declared their intention to remain. With these figures in mind it would seem a conservative estimate to place the city's recent annual growth at considerably more

recent annual growth at considerably more than 100,000. While population has been expanding at what is from any point of view an unprecedented rate, the supply of cheap housing has increased but slowly. It is estimated that 20,000 people were unhoused by the building of the East River Bridge at Delancey street. How many were dispossessed on the Pennsylvania, the Grand Central and the North River tunnel station sites and on sites taken for parks, schools and other public improvements is not known, but the number is certainly

not known, but the number is certainly very large.

Meanwhile, the Tenement House law of 1901 has tended to check the building of multi-family houses. Tenements of fire resisting construction, planned on hygienic principles, cost more than flimsy, dark, unventilated barracks. The new law out down the speculative profits of tenement house building, which was in consequence partially suspended until rents have advanced to a higher level.

The average amount of capital invested annually in new tenement house building in Manhattan from 1895 to 1901, inclusive, was \$29,\$12,000. In 1902, the year after the

in Manhattan from 1895 to 1901, inclusive, was \$29,512,000. In 1902, the year after the new law went into effect, the amount was \$15,252,000. In 1903 it was \$25,102,000. Of course, building material prices and interest rates were high last year, and a prolonged fight was waged between the Building Trades Employers' Association and the labor unions. However, the members of the employers' association do not, as a rule, engage in tenement house construction, and the strike tended to benefit rather than in ure independent builders.

rule, engage in tenement house construction, and the strike tended to benefit rather than in jure independent builders.

Furthermore, in spite of high material prices and interest rates, there was a substantial increase of general building throughout the city compared with the preceding period. The investment for buildings of all kinds in Manhattan, The Bronx and Brooklyn in 1902 and 1903 show a yearly average of \$105,840,890, as against only \$105,116,900 in the preceding seven years. On the other hand, the average for tenements in all these boroughs together was several million dollars below the preceding seven years average in Manhattan alone.

Evidently the new law diverted capital from tenement house construction to other forms of building enterprise. The law, in fact, has been largely responsible for the great rise in rents which has taken place in Manhattan in the last two years, a rise amounting to 25 per cent. on the lower East Side and perhaps 30 per cent.

in fact, has been largely responsible for the great rise in rents which has taken place in Manhattan in the last two years, a rise amounting to 25 per cent. on the lower Fast Side and perhaps 30 per cent. in Harlem. In the course of 1902 and 1903 the city's depleted supply of apartments was replenished by new accommodation for only 22,242 families, or, say, 111,210 persons. During the first six months of the present year, under the stimulus of high rents and the near approach of the completion of the subway, flats and tenements accommodating 20,538 families, or 104,190 persons, were projected.

From what has been said in the foregoing it is perhaps safe to hayard the guess that accommodations for 100,000 to 150,000 persons might be added to the city's present supply of apartments without more than merely replacing the surplus which existed when the construction of the subway was begun in 1900. After that builders would still be kept busy uptown supplying the housing called for by the city's current growth of population.

This, then, explains why the effect of the opening of the subway is so different from that which was originally expected. A few elevator apartment houses are being planned on Washington Heights. But the great bulk of the new buildings along the entire rapid transit system will apparently be flats and tenements, renting at \$12 to \$15 a month an apartment. The current lot speculation has given no promise of any private house building whatever in the territory directly tributary to the subway—a fact which foreshadows prosperity for the suburban towns of Westchester county.

Private Sales.

NINETY-SEVENTH STREET.—Clients of Gallert & Heller have purchased from Mr. John J. Mahony, the nine houses and lots on the southerly side of Ninety-seventh street, between Park avenue and Lexington avenue, on a plot 225x100; the transaction involves nearly \$300,000. Jacob Oppenheimer. Joseph F. A. O'Donnell, Solomon De Walteerss and Levy & Bilverman were the brokers in the sale.

126TH STREET.—Shaw & Co. have sold for the McKensje estate to an investor, No. 126 West 126th street, a three story and basement dwelling, on lot 12.6x100, running through to 125th street.

114TH STREET.—Slawson & Hobbs have sold for Mary J. De Bussy to a client for investment, No. 315 West 114th street, a five story flat on lot 20x100.

BERGEN AVENUE.—Pelen, Tully & Hoppock have sold for Frank B. Walker to a client the northeast corner of Bergen avenue and 147th street, a five story flat with store.

DYCKMAN TRACT.—J. Romaine Brown & Co. have sold: For Romeo H. Schuis, No. Private Sales.

chester county.

a73 West 148th street, a four story flat, on lot 25.8 x99.11, to Frank J. Sinnott: for William A. Wheelock, the plot 100x350, on cast side of Sherman avonue, 780 feet south of Dyckman street: for William A. Wheelock, the plot 100x290, on the north side of Ellwood street, 250 feet west of Nagle avenue; for George R. Schieffelin, the plot, 100x100, on the west side of Cooper street, 200 feet north of Hawthorne street; for Timothy I. O'Connell, the plot, 50x100, on the south side of 211th street, 225 feet east of Tenth avenue; for John H. O'Donovan, the plot, 50x100, on the south side of 211th street, 175 feet east of Tenth avenue; for Loyal L. Smith, the plot, consisting of about twenty lots on the east side of 70 fort Washington avenue, adjoining the Libbey Castle: for Charles H. Harris, the plot, 100x100, on the north side of 20th street, 100 feet east of Tenth avenue; for Max Marx, the plot of about ten lots at junction of Seaman avenue, Rolton Foad and Prescott avenue, and opposite Academy stroet, to John McCarron: for Archibald Rogers, the plot, 50x150, on the east side of Rroadway, 100 feet north of Academy street; for Archibald Rogers, the plot, 100x99.11, at southwest corner of Ninth avenue and 216th street; for Archibald Rogers, the plot 100x99.11, at the southeast corner of Ninth avenue and 216th street; for Archibald Rogers, the plot 100x99.11, on the south side of 218th street; for City Real Estate Company, the plot 100x99.11, on the south side of 218th street; 275 feet east of Ninth avenue, to Paul Halpin: for City Real Estate Company, the plot 100x99.11, on the north side of 218th street; 275 feet east of Ninth avenue, to same operator; for Archibald Rogers, the westerly block front on Amsterdam avenue, 212th to 213th streets, 199.10x150.

212th to 213th streets, 199.10x150.

EMERSON STREET.—Paul Halpin has resold the plot on the north side of Emerson street, 100 feet west of Sherman avenus, 100x100, which he purchased recently from Daniel F. Mahony.

BROADWAY.—Paul Halpin has sold for George C. DeLacy the plot 50x220.5x53.5x 202, on the east side of Broadway, 130 feet north of Sherman avenue.

BOSTON BOAD.—Jacob Kronenberger has

BOSTON ROAD.—Jacob Kronenberger has sold the northeast corner of Boston road and Union avenue, a five story flat with stores, 64x120, for a Mr. Albert. PROSPECT AVENUE.—Jacob Kronenberger has sold No. 1462 Prospect avenue, a five story flat, for a Mr. Michaelson to a Mr. Hooks.

Hooks.

AMSTERDAM AVENUE.—W. D. Morgan & Co. have sold for James Knowles No. 2069 Amsterdam avenue; also the lot on the south side of 163d street, 150 feet east of Amsterdam avenue; also for J. Romaine Brown the lot on the south side of 183d street, 125 feet east of Amsterdam avenue; also for R. Clarence Dorsett a plot of eleven lots on Amsterdam avenue, southwest corner of 171st street, to the New York Operating Company and the Elm Realty Company.

FORTY-SIXTH STREET.—Joseph Oatman has sold for the Young Men's Christian Association Nos. 126 and 128 West Forty-sixth street, a two story stable, on plot 50x100.5. TWENTY-FIFTH STREET.—Mary J. Lynn has sold to Samuel L. Laderer No. 221 West Twenty-fifth street, a three story dwelling, on lot 21x08.9.

BEEKMAN STREET.—The Ruland and Whit-ing Company has sold for Gladys Robinson the four story business building No. 113 Beekman street, between Pearl and Water streets, on lot 19.2x50.9.

streets, on lot 19.2x50.9.

SHERMAN AVENUE—David Stewart has sold for Edward J. Farrell a plot of about six lots on the west side of Sherman avenue, running through to Prescott avenue and Bolton road, opposite Academy street.

164TH STREET.—Schmeidler & Bachrach have bought the plot 100x112 on the south side of 164th street, 225 feet east of Amsterdam avenue. sterdam avenue.

THIRTY-SEVENTH STREET.—Clara J. Torrance has sold No 15 East Thirty-seventh street, a stable, on lot 24x100. street, a stable, on lot 24x100.

BLEECKER STREET.—The Berrian estate has sold the plot of 2,600 square feet at the southwest corner of Bleecker and Leroy streets.

THIRTIETH STREET.—Mrs. A. V. Bliss has sold No. 143 East Thirtieth street, a five story flat, on lot 26.8x100, to Joseph L. Buttenweiser.

FIRST AVENUE.—The Whitehall Realty Company has bought No. 603 First avenue, a four story tenement, with store, on lot 24.8x70, adjoining the corner of Thirty-fourth street.

fourth street.

FORTY-SIXTH STREET.—The Whitehall Realty Company has bought No. 548 West Forty-sixth street, an old building, on lot 26x100.5. 26X190.5.
ELEVENTH AVENUE.—The Whitehall Realty Company has bought No. 667 Eleventh avenue, front and rear tenements on lot 20.2x100.

avenue, front and rear tenements on lot 20.22100.

THIRTY-SIXTH STREET.—William Richtberg has sold for the Garneau estate the three four storytenements No. 208, 211 and 213 West Thirty-sixth street, on plot 51x75.

THIRTY-THIRD STREET.—Reid & Murphy have sold for Henry Weinbard to Joseph L. Buttenweiser Nos. 310 and 312 East Thirty-third street, two four story tenements, on plot 40x98.9.

TWENTY-THIRD STREET.—Franklin Magrath has sold to a realty company No. 349 East Twenty-third street, a five story tenement, on lot 22x78.9. The buyor gives in exchange Nos. 518 to 534 Flatbush avenue, Brooklyn.

WEBSTER AVENUE.—O'Hara Bros. have sold for Abraham Cahn the plot 75x112, on the west side of Webster avenue, 825 feet south of 205th street.

feet south of 205th street.

FOURTH AVENUE.—O'Hara Bros. have sold for George Schuler the plot 75x146, on the east side of Fourth avenue, 25 feet north of Arthur street. The buyer will erect two-family houses.

203D STREET.—O'Hara Bros. have sold for W. W. Niles to a client for occupancy the three family house on lot 25x100, on the north side of 203d street, 151 feet west of Mosholu Parkway.

FRANKLIN AVENUE.—Barry & McLaughlin have sold for Boehm & Boehm the block front on the east side of Franklin avenue, hetween 176th street and Jefferson place, a plot of fifteen lots.

a plot of fifteen lots.

175TH STREET.—Louis Lese has bought from Bedell Bros. a plot, 37.6x100, on the north side of 175th street, between Bathgate and Third avenues.

CHISHOLM STREET.—Richard Dickson has sold for John F. Condon to Frederick C. Fischer No. 1341 Chisholm street, a plot 70x100.

WESTCHESTER AVENUE.—Bryan I., Kennelly has sold the four lots on the north side of Westchester avenue, 287 feet cast of Prospect avenue, to the New Amsterdam Realty Company.

side of Westchester avenue, 287 feet cast of Prospect avenue, to the New Amsterdam Realty Company.

PROSPECT AVENUE.—Walter Whewell has bought from C. A. Becker the plot of four lots at the southeast corner of Prospect and Longwood avenues.

FOREST AVENUE.—James T. Barry has sold to Louise Yunger No. 875 Forest avenue. TREMONT TERRACE.—The Bankers Realty and Security Company has sold to Frank E. Aitkins lots Nos. 388 and 85., and to Frederic A. Woll lots Nos. 870 and 871, and to G. W. Walthen lots Nos. 386 and 867 of Tremont terrace property.

WALES AVENUE.—Kahn & Rosenfeld have sold to William Solomon a plot of sixteen lots in the block bounded by Concord and Wales avenues and 16th ard 147th streets.

UNION AVENUE.—William Solomon has resold to Harry Lehr the lot, 25x90, at the northeast corner of Union avenue and 15ist street.

BRONX.—The William R. Beal Land and Improvement Company has sold two Blocks of the Beale easte property. The parcel comprises the block bounded by list street, 8t. Mary's street, Cypress avenue and Fowers street and that between 14ist and 142d streets, Powers and Robins avenues. The purchasers are operators.

THIRTY-SEVENTH STREET.—Charles Hibson & Co. have sold for the estate of E. Ellery Anderson No. 309 East Thirty-seventh street, a four story and basement flat, on lot 20.1x98.9; also Nos. 310 and 312 East Thirty-seventh street, two four story flats, each 20x8.9. This makes hims houses sold for this estate by the same brokers in two days.

sold for this estate by the same prokers in two days.

RONK.—E. Osborne Smith & Co. have sold for A. M. Bendehelm to the Winslow Realty Co. a plot on the southeast corner of Audubon avenue and 188th street, size 160x 100; also sold for a Mr. Lowan to Elizabeth Franze a plot on the southwest coner of Woodycrest avenue and 182d street, size 50x100. The same brokers also sold for Joseph C. McKenney to William Bennett a cottage on Terrace View avenue, Marble Hill.

## Miscellancous.

Phillips & Wells have sold the Heiderberg Inn and Cottages at Altamont, N. Y. with about 100 acres, costing upward of \$100,000, to Mr. M. Peterson of this city; also for the heirs, the farm of the late Samuel S. Bull, containing 100 acres, located on Round Lake, in the town of Monroe, Orange county, N. Y., to Louis A. Hicks of Brooklyn; and for John W. Merritt, his fruit farm on the Hudson near Newburgh, N. Y., to Charles E. MoNary of Arlington, N. J.

Warren & Shillin and Thomas E. Demeey were the brokers in the sale of the plot, 50x100, on the south side of 147th street, between Broadway and Amsterdam avenue.

Nichols & Lummis have sold to Dean Sage Nichols & Lummis have sold to Dean Sage for Dr. Augustus S. Knight sixty-four acres of land situated on the main road to Mend-ham, at Bernardsville, N. J. The property adjoins the land now owned by Mr. Sage and on which his new residence is nearing completion.

> Coming Auction Soles. [At No. 161 Broadway, 12 o'clock.] MONDAY, OCT. 81. By Peter F. Meyer.

referee, S. L. H. Ward: due on judgment,

TURBOAT, NOV. 1.

By James L. Wells.

By James L. Wells.

186th street, north side, 275 feet west of Cypress avenue, 80x100; vacant; voluntary sale.

Valentine avenue, east side, 113 feet south of 184th street, 75x150x100x irregular; two-story frame dwelling; executor's sale.

Fordham road, north side, 180 feet east of Valentine avenue, 127x135x154; vacant; executor's sale; extate of Reuben Parsons, deceased. By Richard V. Harnett & Co

By Richard V. Harnett & Co.

Crotona avenue, west side, 90 fest north of 189th
sirect, 123.63115.13143.7389.1; vacant; executor's
sale; estate of John F. Ruttmann, deceased.

By Samuel Goldsticker.

Ninety-seventh atrect, Nos. 315 to 325. north side,
250 feet east of Second avenue, 1501109.11, One and
three atory brick ice factory; J. S. Lyle versus
People's Co-operative Ice Company et al.; attys.
Philbin, B. & M.; referee, R. H. Williams; due on
Judgment, 342,244.21; subject to taxes, &c., \$1,000.

Judgment, \$42,244.21; subject to taxes, &c.,\$4,600.

By Joseph P. Day.

122d street, No. 82, south side, 85 feet east of Lenox avenue, 25x90.11, three-story stone front dwelling. E. A. Walton as sub trus versus W. S. Hollingsworth, et at.; attys, Peckham, M. & K.; reteree, W. P. Schoen; due on judgment, \$15,897.81; subject to taxes, &c., \$443.11.

Inwood avenue, west side, 225 feet south of Globe place, 10xx180, to Macomba Dam road, x10xx122.

A. H. Gibler versus James McSorley et al.; atty, J. J. K. O'Kennedy; referee, T. F. Reegi, due on judgment, \$4,411.50; subject to taxes, &c., \$1,000.

WEDNESDAY, NOV. 2.

WEDNESDAT, NOV. 2.

By Bryan L. Kennelly.

Kingsbridge road, Nos. 861 to 865, cast side, 206.6 feet north of 182d street, 85.8x187.9 to Briggs evenue, 575.1x182.6; three two and a half story Queen Anne dwellings; voluntary sale.

Ninety-fith street, No. 86, south side, 289 feet west of Central Park West, 18x100.8, three story and basement stone front dwelling; Henry Morris vs. Abraham Eisenberg et al.; Epstein Bros., attorneys; Charles Straues, referrer, due on judgment, 822.217.86; subject to taxes, &c., \$958.64.

THURBDAT, NOV. 5.

TRUBBDAT, NOV. 3.

By D. Phoenix Ingraham & Co.

Belmont avenue, southeast corner 187th street.
100x100, three story brick dwelling and vacant.
W. J. Scaman vs. Cecelia Shanley, et al.: Speir
& B., attorneys; E. H. Pomeroy, referee; due on judgment, \$11,102.58; subject to taxes, &c., \$3,-66.54.

By Joseph P. Day.

Nineteenth street, No. 49, north side, 225 feet east of Sixth avenue, 19.1x82; five story brick flat; Max Borok vs. L. A. Liebeskind and another; L. & A. U. Zinke, attorneys; Warren Leelle, referes; due on judgment, \$4,851.85; subject to taxes, &c. \$1,674; sold subject to a mortgage for \$30,000. PRIDAY, NOV. 4.

PRIDAT, NOV. 4.

By Joseph P. Day.

Ninety-fifth street, No. 63, north side, 191 feet east of Columbus avenue. 202100-3, four story and basement brick dwelling: J. A. Stewart et al. as trustee vs. Unique Bachelor Apartment Company et al.; Philibn, B. & M., attorneys; Franklya Paddock, referee; due on judgment, \$20,876.95; subject to taxes, &c.. \$602.27.

## Real Estate Transfers.

DOWNTOWN. (South of Fourteenth st.)
(The letters q o stand for quit claim deed; b and s, for bergsin and sale deed; cag, for deed (ontaining covenant against grantor only.) 4th st, 156-57, n s, 300 w Avenue A, 50x96.2; Joseph Block to Jacob Levy, 14 part, mtge \$6,000....

EAST SIDE. (East of Fifth as, between Fourteenth and 110th sts.) (East of Fifth 4c. Detween Four:centh and 10:
15th st. ns. 207.4 w Rutherford pl. 86.3 103.3;
Harris J Packtman and and to Abraham
Cohn, mige \$47,000.
15th st. ns. 248.7 w Rutherford pl. 36.3x108.3;
same to same, mige \$47,000.
37th st. ns. 128 w Madison av. 24x98.6; Sophia
J Torrance to George Bingham.
102d st. ns. 74.6 e Lexington av. 27x100;
1saac Goldowetz and and to Adolf Gottlieb, mige \$22,000.
WEST SIDE.

WEST SIDE.
(West of Fifth av, between Fourteenth and 110th sts.) (West of Fifth ar, between Fourteenth and 100, 52d st. n. s. 150 w 9th av. 25x100.5; Jacob Pippinger and ano to Frederick it Ehlen, mige \$10,000.

33d st. 181 W, 25x100.5; William C Wieland, excr. to George Latour, mige \$14,000.

80th st. 205 W, 25x100.2; Sopple Pinder to Thomas McK Taylor, mige \$25,000

97th st. 169 W, 14x100.11; The German Eben exer Baptist Church to John H Karsch, mige \$50,000

M Sirauss to Eugene Levy intge \$20, 500... o c and 128d st, 338 F., 16.8x100.11; Samuel Friedberg to Berthold Weinberg, mige \$4,000... c and 127th st, s s, 150 è Columbus av, 25x99.11; Ernestine Jacobowsky to John T Korner, mige \$18,500... o c and 186th st, s s, 187.6 e 7th av, 12.6x99.11; Achilles H Kohn to Abram C Gibson, trustees. 137th st, 119 W, 28x89.4; Solomon Boehm to Louis Lowepfels, mige \$20,000... o c and

(Borough of The Brons. Balley av, w. a. part tot 105. map land Willam O Gles; George Hesselbach to Henry J. Hasselbach.

J. Hasselbach.

Franklin av, n. w. cor 170th st. 44394.11:
Philip Schroeder to Frank A. Wahilg
Co., mige 30,000.

Morris av, w. s. 75 s. 183d st. 282100; Knicker
bocker Building Loan Co to Vincenzo 8,500

1.500

8,000

8.750

\$750

bocker Building Losn Co to Vincenzo Laporta, mige \$12,000.
Tremont av, sa, 189.5 s e Anthony av, 33.52 80351,4387; N Y City Haptist Mission Society to William H Birkmire, all liens.
187th at, 717 E, 16.81100; Milton S Guiterman referee, to Lucy E. Wallace.
188th at, 902 E, 22x100; Michael Tremberger to John Fath, mige \$8,000.
186th st, 642 E, 25x88.8; Morris Frohman to John A Green, mige \$2,000.
188d st, ns, adjoining land Fowler, 61x151.1x 60x150.8; Sarah Y Jackson to Eugene J Quin, mige \$6,000.
Lot 73, map Bronzwood Park at Williamsbridge, plot 74, same map; Emma L Shirmer to Filomena Cipolla, mige \$500.
Lot 118, map Van Nest Park; Morris Lebas to Angelina Bonifatto.
Plot 105 n Grenada pi and 201.2 c St George's Crescent, runs n 89.9x c 26.2x 8 \$2x w 25; Enoch Fowler to Herman C Kudilch.

# Recorded Mortgages.

BAST SIDE.

6 per cent ish a per cent is a second pi; Abraham Cohn to Harris J Packtman and ano, two mortgages, 1 yr. 6 per cent each list st., c.s. 341 se 4th av; Sarah C Fulton and ano to Union Trust Company, due Dec. 1, 1907. West of Fifth ar, between Fourteenth and 110th sis.

Manhattan Island, north of 110th st

(Manhattan Island, north of 110th st.)

118th st, z e, 141.8 e 2d av; Catherine Cella
to Meyer Bolomon, 1 yr, 6 per cent...

117th st, n s. 110.8 e 1st av; Esther Feldman
to Joseph Brandt, prior mice — installs.
6 per cent...

120th st. 370 W; Jennie C Knox to Title Guarantee & Trust Co. — per cent.

127th st. zs. 150 e Columbus av; John T Komer
to Ernestine Jacobowsky, 3 yrs. 6 per cent.

137th st. 119 W; Louis Lowenfels to Solomon
Boehn, due April 20, 1906, 6 per cent.

146th st. zs. 450 W A insterdam av; T J McGuire
Construction Co to Central Realty Bond
& Trust Co. 1 yr. 6 per cent.

BROWX.

(Borough of The Brons (Borough of The Brons.)

Morris av. ws, 75 s 183d st; Vincenze Lapona
to Knickerbocker Building Loan Co,
yr, 8 per eent.
Tremont av, ss, 180.8 s e, Anthony av, William H Berkmire to Title Guarantee &
Trust Co, — per cent.

151st st, ss, 200 w Morris av; Nicola Finelli
to Glovanni Lordi, prior mige, \$8,600, 1
yr, 6 per cent.

Same property; same to Mortense B Story,
trustee, denand, 6 per cent.
Same property; same to Mortense B Story
trustee, denand, 6 per cent.
Same property; same to Abigail M Farrell,
prior mige \$8,800, due Jan 28, 1905, 6 per
cent. prior mige \$6.500, due san 2s, 1880, a per cent.

104th st, n s, 38.7 w Stebbins av: Bertha Cooper to Sarah Wolfenssohn, due Aug 1, 1805, 6 per cent.

Being plots 11, 12, 32 and 38 map Joseph Rosenthal: Henry M Bloch to Eugene O Beyer, 15 part, — per cent.

183d st, n s, lots 22 and 23 and part 25 map A J Taylor et al; Eugene J Quin to United States Savings Bank, 3 yrs.

Same property: same to Cornelius Callahan. prior mige \$8,000, 2 yrs, 6 per cent.

## Foreclosure Surts.

24th st. 117-19 E: American Mortgage Co vs George Backer et al: attys. Bowers & S. 75d et. 168 W: Louise Borges vs Lorenso C Del-monico and ano: atty. H Swain. 8th st. n s. 281.5 e ist av. 15.528.11: Gansevoort Bank vs Caroline S Ward et al; atty. E Swann.

## Lis Pendens.

Park av. w s. 50.5 n 58th st x n 50x w 200x n 100.5 to s s 58th st x w 26x s 100.6x w 26x s 100.5 at n s 88th st x e 150x n 50.5 e 100 to beginning; Gluseppe Abbate vs Maria A Herier et al (to set aside mortgage); atty. A C Astarita.

Nassau st, 118: John B Glibooly vs William E Gilbooly et al (partition); attys. Noble & C.

Mechanies' Liens. 8th st. 418-24 E: H O S Engineering Co

Continued on Ninth Page.